

PLANNING & ZONING COMMISSION MEETING OF 06-14-16 AGENDA ITEM #16-141Z

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “AG” – Agricultural District to “SF5” – Single Family Residential District, Located at 904 Baker Street

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the July 19, 2016 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed rezoning request.

APPLICATION SUBMITTAL DATE: May 16, 2016 (Original Application)
May 31, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately .689 acres of land, from “AG” – Agricultural District to “SF5” – Single Family Residential District.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“AG” – Agricultural District (Single Family Residential Uses)	Single Family Residence
North	“AG” – Agricultural District (Single Family Residential Uses)	Single Family Residence

South	“PD” – Planned Development District Ordinance No. 1996-11-053 (Single Family Residential Uses)	Single Family Residence
East	“PD” – Planned Development District Ordinance No. 1452 (Single Family Residential Uses)	Park Place Subdivision
West	“PD” – Planned Development District Ordinance No. 2004-08-087 (Single Family Residential Uses)	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone approximately .689 acres of land, from “AG” – Agricultural District to “SF5” – Single Family Residential District. More specifically, the applicant is requesting to rezone the subject property for single family uses in order to subdivide the existing parcel into two lots and construct two single family detached homes. Under the existing “AG” zoning, the space limits are incompatible for single family residential uses as the minimum lot area required is 10 acres. The surrounding properties are currently used and zoned for single family residential uses with similar lot sizes as the requested SF5 zoning district. In Staff’s opinion the proposed rezoning request is appropriate for the subject property and will be compatible and consistent with the existing surrounding land uses. As such, Staff recommends approval of the proposed rezoning request.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for low density single family residential uses. The FLUP modules diagram designates the subject property as Suburban Mix within a significantly developed area. The Comprehensive Plan lists factors to be considered when a rezoning request is being considered within a significantly developed area:

- **Comprehensive Plan Goals and Objectives:** The proposed rezoning request is generally in conformance with the goals and objectives of the Comprehensive Plan. In particular, the proposed zoning change would help the community attain the goal of “Economic Development Vitality for a Sustainable and Affordable Community” through the stated objective of the Comprehensive Plan, a “balanced development pattern”. Another goal of the Comprehensive Plan is accomplished through “Land Use Compatibility and Mix” by creating a “land use pattern that complement one another.”
- **Impact on Infrastructure:** The proposed rezoning request should have a minimal impact on the existing and planned water, sewer and thoroughfare plans in the area.

- Impact on Public Facilities/Services: The proposed rezoning request should have a minimal impact on public services, such as schools, fire and police, libraries, parks and sanitation services.
- Compatibility with Existing and Potential Adjacent Land Uses: The properties surrounding the subject property are zoned for similar residential uses and are utilized for single family residential uses. The proposed rezoning request will not alter the land use from what has been planned for the subject property.
- Fiscal Analysis: Staff did not perform a fiscal analysis for this case because the rezoning request does not alter the base residential zoning of the subject property.

The attached "Land Use and Tax Base Summary" shows that Module 55 is currently comprised of approximately 52% residential uses and 47.8% non-residential uses (including institutional and agricultural uses). The proposed rezoning request will have no impact on the anticipated land uses in this module. Estimated tax revenues in Module 55 are comprised of approximately 44.9% from residential uses and 55.1% from non-residential uses (including agricultural uses). Estimated tax revenues by type in Module 55 are comprised of approximately 59.4% ad valorem taxes and 40.6% sales and use taxes.

- Concentration of a Use: The proposed rezoning request should not result in an over concentration of residential uses in the area.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments or phone calls in support of or opposition to this request.

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Comprehensive Plan Maps
- Land Use and Tax Base Summary
- Proposed Zoning Exhibit
- PowerPoint Presentation